

25 March 2024

To the Honorable Members of the Rhode Island House Committee on House Judiciary,

My name is Thu Luu and I am writing to express my **strong support for H 7304**, which requires landlords to give tenants notice of rent increase at least 90 days prior to increase and 120 days for tenants who are 62 years old or older.

There have been multiple reports both on national and local news outlets that Providence has the fastest inflating rent prices in the country. This is an urgent issue that needs to be immediately addressed. Part of the problem is that in Rhode Island, there is currently nothing in place to prevent landlords from arbitrarily raising rent prices from month to month. Requiring landlords to give tenants notice of rent increase at least 90 days before helps to (at least partially) address this issue. Currently, too many landlords have the privilege of being able to raise rent prices on a whim. Passing this bill will prevent this from happening, for then landlords will have to plan in advance when to raise rents.

Passing this bill is also a key step towards addressing the eviction crisis in Rhode Island. When landlords are able to arbitrarily raise rent prices from month to month, they can use this as a tactic to evict unwanted tenants. They can simply raise the rent an unreasonable amount, knowing that tenants do not have the capacity to pay such a price, thus manufacturing a cause for eviction. Such infuriating tactics of eviction must be stopped, and this bill provides a way for us to do so.

For the reasons stated above, I strongly urge you to support H 7304. Thank you for considering my testimony and for your commitment to ensuring fair and equitable housing in Rhode Island.

Sincerely,
Thu Luu